

Bush River Community Council

April 28, 2014

Meeting Minutes BRCC April 21st Meeting

Attendees as Signed In

Harry Yarnell	Bob Cassilly	Council Woman Mary Anne Lisanti
Randy Conlon(Board)	Alex Scampone	Manley Paul Calhoun II
Sherriff Jesse Bane	Andrew Tress	Leslie Ruhno
Jerry Wheeler	Steve Johnson	Councilman Dion Guthrie
Art Helton	Devin Delford	Lisa Schiavi
Sara Zulauf	Christopher Boardman	Victoria Carr
Kurt Zulauf	Mike Blizzard	Glenn Dudderer(Board)
Harry Webster	Chris Henn(Chair)	Irma Smith
Karen Zulauf	Mike Carr(Board)	Steven Bodway
Jerry Zulauf	Jeff Gahler	JoWanda Lucas(Board)
Carol Yarnell		

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Chris Henn Board Chairwoman called the meeting was to order at 6:45.

- First up was the Sheriff's report for District F by LT Jon Krass.
Top calls for service were; Alarms=36, Suspicious Incidents=33, Disorderly Conduct=24 all down from same time in 2013.
- The only increase in Part One Crime was BURGLARY from 2 incidents in 2013 to 5 incidents in March of 2014. A 150% increase.
- JoWanda Lucas wanted to report that the manager at the Perrywood Gardens Apts. has been replaced and things are getting better.

Mary Anne Lisanti brought the community up to speed on the process of creating the county budget. There will be County Council public hearings on the budget. The school budget number is a guess as the school board has not come to a contract agreement with the teachers. Ms. Lisanti also introduced Manley Paul Calhoun as her new "Legislative Aid".

districtf@harfordcountycouncil.com .

Jeff Gahler, running for Harford County Sheriff, introduced himself to the council and residence and presented provided information concerning himself and the vision for the county.

jeffgahler@gmail.com

Chris Boardman. Running for County Council President introduced himself and gave a brief presentation on himself and his vision for the county. krisboardman@outlook.com

Art Helton, Running for State introduced himself and shared his vision for the state of Maryland. arthelton@aol.com.

Steve Johnson, Running for State Delegate. Introduced himself to the council and residents in attendance and shared his vision for the district. Sjohnson21001@yahoo.com

Monica Worrell, Running for county council seat District F, introduced herself to the council and residents in attendance and shared her vision for district F. mo.worrell@comcast.net

Bob Cassilly. Introduced himself as a candidate for State Senate District 34. bobcassilly@verizon.net

New Business

- East gate at Perryman: This is proposed warehouse project would be constructed on north side of Michaelsville Rd, south of Maryland Blvd, east of Perryman Road

development of 2.5 million sf of industrial warehouse space on 243.27 acres zoned LI. Required number of storage area for trailers is 682 spaces. Plan as shown has proposed 682 spaces. Access to the property would be from Chelsea Rad to Michalesville Rd to Woodley Rd. Residents in homes bordering the property are strongly against this project as is the Board of the FGPCA. Discussion below. The developer was invited to this meeting. There was no representation by the developer or his engineer.

Harry Webster President Forest Greens Perryman Community Association: FGPCA is strongly opposed to this project as it will be bringing more tractor trailer traffic through the Perryman Peninsula and in direct contact with a community with history that predates the signing of the constitution and creation of the United States of America. There has been millions of square feet of warehouse and commercial building in the last ten years with virtually no improvements to infrastructure or roadways. Residents are tired of seeing the fields of this quiet community turned into concrete boxes and concrete and asphalt paving. We will be investigating the impact this project and all development on the peninsula will have on the wells in this area that supply much of Harford counties fresh water. This property if developed for this use should be directed to 715 with direct access to Rt40 or even to 95. We hope the county, in their review of this project, will rely on the "Community's Recommendations for Development on the Perryman Peninsula" found at <http://www.fgpca.com/>.

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Leslie Ruhno. Leslie and her husband Peter and son live at 513 Michaelsville Rd. The impact on their property will be huge as the zoning on the property their house is on was changed at some point to GI allowing minimum buffer areas between the properties. There are other home owners that are affected even more with paving coming to within 15' of their property. Leslie states they will be seeking to reverse the zoning to either AG or R1. Leslie has done extensive research on the traffic reports done on recent approved warehouse projects that use Rte. 7 from Rte. 40 to Perryman and Chelsea Rds. The frustration is that each new report appears to rely on the conditions of the roadways and intersections at the time of the report with no consideration to the finding of earlier traffic reports. Leslie, with the help of Carol Yarnell and other families (I heard no objections from other neighbors) understand the property is zoned for this use. However they believe the proposed building can be situated better creating a larger green space buffer between them and the commercial use of the property. All agree however the project should not be approved without major road improvements to Chelsea and Perryman Roads at the minimum or direct all traffic to 715 and away from this residential area. Leslie also researched and talked about the impact on the counties well head area that supplies as much as 40% of the counties fresh water.

Ms. Yarnell also a resident on Michaelsville Rd was also not impressed with the public input meeting as it was handled by the developer. Few notes seemed to be being taken and we have seen nothing to date from the developer what was discussed at the meeting. Ms. Lisanti suggested sending to the county the communities notes from the meetings as well.

Council Woman Mary Anne Lisanti made a quick presentation of the development approval process. Public input meeting minutes are submitted to county council for review.

Councilman Guthrie Suggested the community not wait for the public DAC meeting to make comments as most decision will have been made by that point.

Jerry Wheeler a property owner adjacent to the proposed development made a presentation concerning the requirements from the zoning and subdivision code concerning road improvements required for projects that will impact existing roads. While a traffic study has not been submitted to the county at this writing, it was his opinion that the increased tractor trailer and employee traffic generated will require significant improvements to Perryman, Chelsea and Woodley roads. Using 715 for appears not only to be the common sense way to access the property, but also less costly to the developer as far as road improvements are concerned. Mr Wheeler also proposed moving the buildings closer together or even making them smaller allowing for a greater separation or buffer between the residents of Michaelsville Rd and the actual buildings.

Sheriff Jesse Bane, Offered an invitation to representatives of the FGPCA and or the BRCC to attend a meeting with a new committee he has put together within the Sheriff's department to examine local traffic issues. He invited a representative of the group to attend the next one to talk about the issues at this site.

The discussion ended and Chris Henn closed the meeting at 8:30 PM.

The next scheduled BRCC meeting is May 19th at 6:30pm at the The Anita C. Leight Estuary Cente, [700 Otter Point Road, Abingdon, MD 21009](http://www.otterpointcreek.org/about-us/).
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